

**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

December 18, 2023

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**CITY OF ONTARIO PLANNING COMMISSION/
HISTORIC PRESERVATION SPECIAL MEETING**

MINUTES

December 18, 2023

SPECIAL MEETING: City Hall, 303 East B Street
Called to order by Chairperson DeDiemar at 6:30 PM

COMMISSIONERS

Present: Chairperson DeDiemar, Vice-Chairman Gage, Dean, Del Turco, and Ricci

Absent: Anderson, Lampkin

OTHERS PRESENT: Community Development Director Murphy, Community Development Assistant Director Zeledon, City Attorney Guiboa, Planning Director Noh, Project Manager De Lara, Senior Planner Ayala, Associate Planner Aguilo, Assistant City Engineer Lee, and Planning Secretary Berendsen

PLEDGE OF ALLEGIANCE TO THE FLAG

The Pledge of Allegiance was led by Commissioner Gage.

ANNOUNCEMENTS

Mr. Zeledon stated there were updated conditions for Item D and Items C & D will be one presentation.

PUBLIC COMMENTS

No person from the public wished to speak at this time.

CONSENT CALENDAR ITEMS

A-01. MINUTES APPROVAL

Planning/Historic Preservation Commission Minutes of November 28, 2023, approved as written.

PLANNING COMMISSION ACTION

It was moved by Dean, seconded by Ricci, to approve the Consent Calendar, as written. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Lampkin. The motion was carried 5-0.

PLANNING/HISTORIC COMMISSION PUBLIC HEARING ITEMS

B. ENVIRONMENTAL ASSESSMENT, PLANNED UNIT DEVELOPMENT, CONDITIONAL USE PERMIT, AND DEVELOPMENT PLAN REVIEW FOR FILE NOS. PUD21-002, PCUP23-011, AND PDEV21-011: A public hearing to consider a Planned Unit Development (File No. PUD21-002) in conjunction with a Development Plan (File No. PDEV21-

011) to construct 9 work/live units that consists of 252 square feet of ground floor commercial and 1,892 square feet of residential on the upper 2 levels of a mixed-use development and a Conditional Use Permit (File No. PCUP23-011) to establish and operate live/work units on 0.48 acres of land located at 413 West Emporia Street within LUA-2N (Arts District- North) of the MU-1 (Downtown Mixed Use) zoning district. The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Section 15332 (Class 32, In-fill Development Projects) of the CEQA Guidelines. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan; (APN: 1049-059-03) **submitted by JWDA-MS Architects. City Council action is required for File No. PUD-21-002.**

Senior Planner Ayala, presented the staff report. She stated that staff is recommending the Historic Planning Commission recommend approval for File No. PUD21-002 and approve File Nos. PCUP23-011 and PDEV21-011, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

PUBLIC TESTIMONY

Michael Sun the architect for the project spoke regarding the project and agreed with all the Conditions of Approval.

As there was no one wishing to speak, Chairperson DeDiemar closed the public testimony

Mr. Gage spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Gage, seconded by Ricci, to recommend adoption of a Resolution to approve the Planned Unit Development, File No. PUD21-002, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Lampkin. The motion was carried 5-0.

It was moved by Ricci, seconded by Dean, to adopt Resolutions approving the Conditional Use Permit, File No. PCUP23-011 and the Development Plan, File No. PDEV21-011, subject to conditions of approval. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson and Lampkin. The motion was carried 5-0.

C. ENVIRONMENTAL ASSESSMENT AND DEVELOPMENT AGREEMENT REVIEW FOR FILE NO. PDA21-012:

A public hearing to consider a Development Agreement (File No. PDA21-012) between the City of Ontario and Richland Meadowland, LTD a Texas limited partnership, Strack Farms Land, LLC a Delaware limited liability company, and RMD Inland Investors, LLC a Delaware limited liability company to establish the terms and conditions associated with Tentative Tract Map 20472 (File No. PMTT21-018), subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 Mixed Residential (5-25 du/ac) and Planning Area 31 Mixed Residential (5-25 du/ac) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan (File No. PSPA21-005), for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of

Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 0218-331-31 and 0218-331-52); **submitted by Richland Ontario Developers, LLC, City Council action is required.**

- D. ENVIRONMENTAL ASSESSMENT AND TENTATIVE TRACT MAP REVIEW FOR FILE NO. PMTT21-018:** A public hearing to consider a Tentative Tract Map (TT 20472) subdividing 47.16 acres of land into 198 numbered lots and 45 lettered lots for residential uses, private drives, parking, landscape edges and common open space purposes, located at the southwest corner of Eucalyptus Avenue and Haven Avenue, within Planning Area 30 Mixed Residential (5-25 du/ac) and Planning Area 31 Mixed Residential (5-25 du/ac) of the Subarea 29 Specific Plan. The environmental impacts of this project were previously reviewed in conjunction with an Amendment to the Subarea 29 Specific Plan, for which a Subsequent Environmental Impact Report (SEIR) (State Clearinghouse No. 2004011009) was adopted by the City Council on November 21, 2023. This application introduces no new significant environmental impacts. The proposed project is located within the Airport Influence Area of Ontario International Airport and was evaluated and found to be consistent with the policies and criteria of the Ontario International Airport Land Use Compatibility Plan. The project site is also located within the Airport Influence area of Chino Airport and was evaluated and found to be consistent with the policies and criteria of the Chino Airport Land Use Compatibility Plan; (APNs: 0218-331-31 and 0218-331-52) **submitted by LHC Ontario Holdings, LLC.**

Associate Planner Aguilo, presented the staff report. She stated that staff is recommending the Planning Commission recommend approval for File No. PDA21-012, and approve File No. PMTT21-018, pursuant to the facts and reasons contained in the staff report and attached resolutions, and subject to the conditions of approval.

Mr. Gage wanted to know if there were tall power lines in the diagonal area.

Ms. Aguilo stated that is correct.

Mr. Del Turco complimented staff on the extra parking for the project.

PUBLIC TESTIMONY

Derek Barbour with Richland Development spoke regarding the project.

Ms. DeDiemar asked if he agreed with the conditions of approval.

Mr. Barbour stated yes.

As there was no one wishing to speak, Chairperson DeDiemar closed the public testimony

Mr. Gage spoke in favor of the project.

Mr. Del Turco spoke in favor of the project.

PLANNING COMMISSION ACTION

It was moved by Ricci, seconded by Del Turco, to recommend adoption of a Resolution to approve the Development Agreement, File No. PDA21-012. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, and Ricci; NOES, none; RECUSE, none;

As there was no one wishing to speak, Chairperson DeDiemar closed the public testimony

Mr. Lampkin spoke in favor of the Heritage Tree funds.

PLANNING COMMISSION ACTION

It was moved by Lampkin, seconded by Ricci, to recommend adoption of Resolutions to approve the Development Code Amendment, File No. PDCA23-003 and the Zone Change, File No. PZC23-002. Roll call vote: AYES, Dean, DeDiemar, Del Turco, Gage, Lampkin and Ricci; NOES, none; RECUSE, none; ABSENT, Anderson. The motion was carried 6-0.

MATTERS FROM THE PLANNING COMMISSION

Old Business Reports from Subcommittees

Historic Preservation (Standing): This subcommittee met on November 8, 2023.

Development Code Review (Ad-hoc): This subcommittee met on November 7, 2023.

New Business

NOMINATIONS FOR SPECIAL RECOGNITION

None at this time.

DIRECTOR'S REPORT

Mr. Zeledon stated Monthly Activity Reports are available.

ADJOURNMENT

Ms. DeDiemar adjourned the meeting at 8:39 PM.


Secretary Pro Tempore


Chairman, Planning Commission